



Ferry Road, Goxhill, North Lincolnshire

£410,000

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lovelle



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Key Features

- Total Floor Area: 194 Square Metres
- Immaculately Presented Throughout
- Lounge & Dining Room
- Sitting Room & Kitchen
- Utility Room & WC
- Four Double Bedrooms
- Boutique Style Bathroom
- Double Detached Garage & Driveway
- Fully Enclosed Rear Garden
- Summer House
- EPC rating C





DESCRIPTION

Situated in the sought after village of Goxhill is this sumptuous detached family home. Offering stunning accommodation over two floors, creating an exquisite home, perfect for entertaining and ready to move into!

Approaching this home you are greeted by a substantial front garden with a driveway. Once inside the entrance hallway invites you to explore deeper. As you do, a lovely sitting room to the left invites you in to pause, while on the right the lounge with its connecting dining room creates a lavish space to entertain and enjoy. Further on the family kitchen invites you to pause for a moment and enjoy the calming views of the rear garden, while the utility areas add functionality.

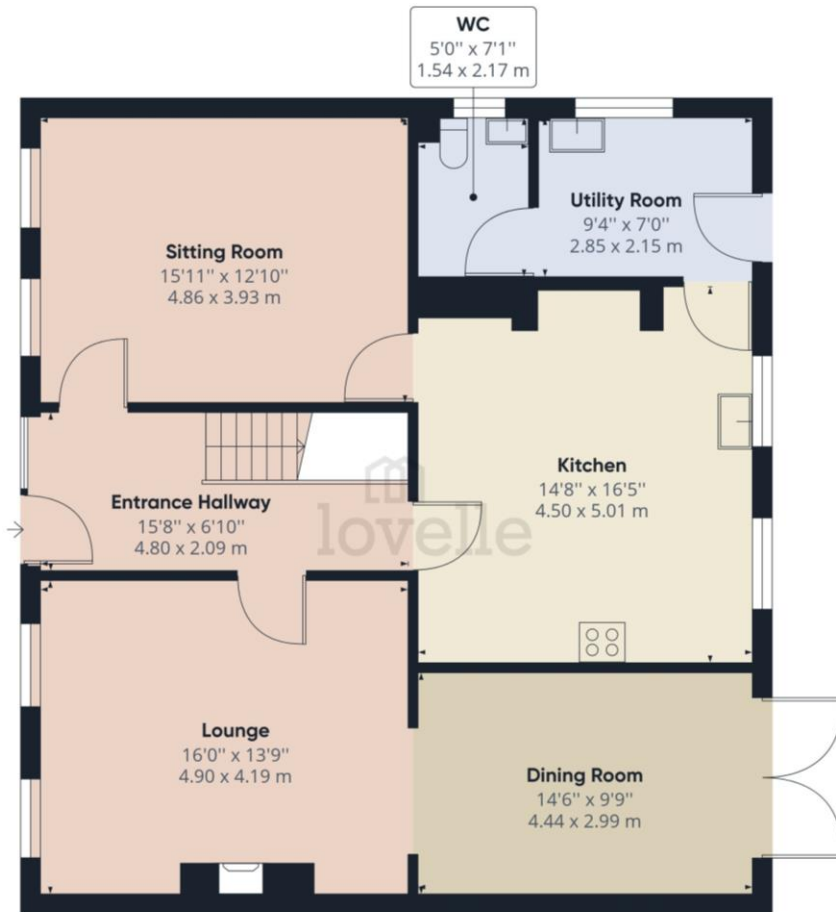
As you make your way to the first floor accommodation, four double bedrooms welcome you. And to finish off the first floor is the fabulous boutique style family bathroom.

Once you have finished admiring this grand home, you find yourself in the rear garden. A calming space with multiple seating areas and a charming summer house. The perfect place to enjoy the serene atmosphere of the garden. Perfect to entertain guests and family or enjoy some peace and quiet.

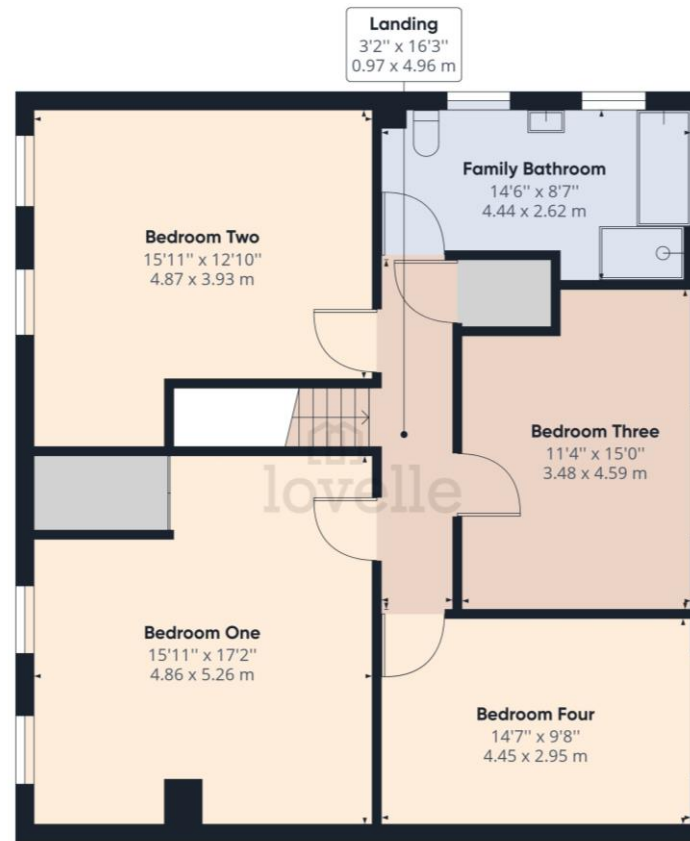
Do not miss this opportunity to acquire such a prestigious family home!



FLOORPLAN



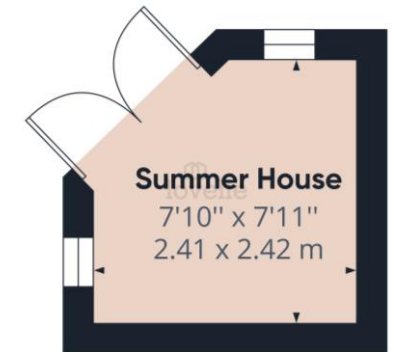
Ground Floor Building 1



Floor 1 Building 1



Building 1



Building 2

Ferry Road, Goxhill, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band E

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01652 636587. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01652636587 to arrange an appointment.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

SKB Estates Limited T/A Lovelle Estate Agency

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

A copy of the full Energy Performance Certificate for this property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Follow us on:



ENTRANCE 4.8m x 2.09m

Entered through a UPVC door into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation.

LOUNGE 4.9m x 4.1m

Fabulous space with a fully tiled, contemporary Inglenook fireplace surround housing a log burner sitting on a tiled hearth. Two windows to the front elevation. Finished with solid oak flooring throughout, solid oak window sills and skirting boards, and integrated LED ceiling lights, adding charm and a feel of luxury to this space.

Archway leading to the dining room.

DINING ROOM 4.4m x 2.9m

Spacious room with double French doors opening to the rear garden's patio area. Not to mention the solid oak flooring throughout, with solid oak skirting boards, just wonderful!

Perfect for dining and entertaining guests.

SITTING ROOM 4.8m x 3.9m

Bright and airy room with two windows to the front elevation, flooding the room with light. Perfect to entertain or withdraw and enjoy a quiet moment.

Finished with a handy door to the kitchen.

KITCHEN 4.5m x 5m

Comprehensive range of wall and base units with contrasting work surfaces and decorative tiled splash backs. Stainless steel sink and drainer with a flexible swan neck mixer tap, integrated sideboard dresser, built in dishwasher and a space for an "American" style fridge freezer. Freestanding Sterling Deluxe induction range cooker with multiple ovens and a five ring induction hob*, extraction canopy over.

Finished with an Inglenook fireplace surround with a rustic mantle piece, adding charm to this kitchen.

Door to the utility areas and two windows overlooking the rear garden.

UTILITY ROOM 2.8m x 2.1m

Wall unit with a contrasting work surface. Plumbing for a washing machine, space for a tumble dryer and a space for a further appliance. Finished with a white Belfast sink and an anthracite towel rail radiator.

Window to the side elevation and a half glazed door to the rear elevation.

WC 1.5m x 2.1m

Two piece suite incorporating a push button WC and a pedestal wash hand basin. Window to the side elevation.

***Cooker not included in the sale.**

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE *4.8m x 5.2m*

Two windows to the front elevation. Finished with a walk in wardrobe.

BEDROOM TWO *4.8m x 3.9m*

Built in wardrobes with sliding doors and shelving. Two windows to the front elevation.

BEDROOM THREE *3.4m x 4.5m*

Window to the rear elevation. Currently used as a home office.

BEDROOM FOUR *4.4m x 2.9m*

Window to the rear elevation.

FAMILY BATHROOM *4.4m x 2.6m*

Five piece boutique style bathroom suite incorporating a double walk in shower with rain shower over, corner bathtub with a mixer tap, push button WC, bidet and a pedestal wash hand basin. Charcoal black towel rail radiator and decorative ceramic tiles throughout.

Two windows to the side elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

A substantial front garden with a driveway to the side offering access to the rear garden and the detached garage. Finished with a lovely lawn area adorned with mature trees and shrubbery, that offers privacy from the main road.

DOUBLE DETACHED GARAGE 5.8m x 5.6m

Up and over door with power and lighting.

REAR ELEVATION

Beautiful established garden with many mature specimens of trees and flowers evoking a sense of glamour. Fabulous patio area with porcelain tiles offering great space to entertain guests and family. Further on, a charming pond with a stream invites you to explore deeper. As you do, a hidden summer house comes into view, the perfect place to pause and enjoy this beautiful and colourful garden. Fully enclosed by fencing and adorned with mature trees, making it feel private and cosy.

SUMMER HOUSE 2.4m x 2.4m

Wooden construction with double opening French doors.

LOCATION

Goxhill is a most desirable village, having a varied range of local amenities including a Doctors Surgery, Pharmacy, All Saints Church, Garage, Pet Food Supplies and a Co-operative supermarket. There is a Primary School within the village, with Baysgarth coeducational Secondary School situated in the market town of Barton-upon-Humber, approximately 4 miles away.

